

**Minutes of the Meeting
February 5th, 1998**

Projects Reviewed

Convened: 8:00 am

Pike Street (Subcommittee)
Madison Marquette (Subcommittee)
Genesee Playground
Rainier Community Center Playground
Weller Street Bridge
Marion Street Bridge
Villa Apartments
Compass Center Women's Program
Dorothy Day
KOMO Alley Vacation

Adjourned: 5:00pm

Commissioners Present

Barbara Swift, Chair
Moe Batra
Carolyn Darwish
Robert Foley
Jon Layzer
Rick Sundberg

Staff Present

Marcia Wagoner
Peter Aylsworth
Rebecca Walls

011598.1A Project: **Pike Street**
 Phase: Subcommittee (Swift, Layzer, & Wagoner)
 Presenters: Katherine Claeys, Seattle Transportation
 David Hewitt, Hewitt Isley
 Kathy Laughlin, Seattle Public Utilities
 Ethan Melone, Strategic Planning Office
 Edward Smalley, Seattle Public Utilities
 John Turnbull, Pike Place PDA
 Time: .5 hr. (0.3%)

Since the June 11th workshop, \$200,000 have been allocated for improvements in the Market Zone of Pike Street. The light fixtures and spacing will be similar to that of Pine Street. The sidewalk between First and Second Avenues was widened while maintenance crews were doing other work on the sidewalk. The major issue to be resolved is whether or not the lighting and tree lines should be moved out to the new curb line, left where they are, or staggered with new cherry trees at the curb and existing cherry trees in their current locations.

Discussion:

- Melone:** We want to be mindful of the nearby Pike Street Market. We plan to replace the asphalt patches with concrete. By staggering the tree, the original tree line is retained, better truck access to the alley is created, the street lights are more protected, and the widened sidewalk is protected from parking. The big issue is whether people will use the spaces created by a staggered tree line. Since people tend to walk between the buildings and street trees, moving out the tree line increases the usable area.
- Swift:** The design deals with today's context, which will probably change.
- Hewitt:** Pike Street has a clear pedestrian path. I encourage you to move the lights and trees out, widening the clear path. Can the trees be moved?
- Turnbull:** I don't know if the larger trees will survive being moved.
- Wagoner:** Is there a third option?
- Turnbull:** Staggering the trees could work on a block by block basis as on Pine Street and in front of the Sheraton Hotel.
- Swift:** The issue is the space between the buildings and trees.
- Hewitt:** Staggering the tree line creates areas of passive activity which is not desirable.
- Swift:** It looks like the diagonal distance between the staggered trees is about 25 feet.
- Hewitt:** The First Avenue corner should be as wide as possible. The existing trees are a great asset. Perhaps the existing trees could be kept in place with additional trees added in the staggered positions. Then in the future, existing trees can be removed as necessary. In the end we have the staggered tree line.
- Swift:** You could move the light poles to the street and establish a tree line at the street. Eddy problems are not a major concern to me. I admire that you are pulling chunks of money from various sources for this project.
- Turnbull:** What about the Metro bus shelters?
- Smalley:** We are in the process of meeting with Metro about the shelters. We have a preliminary design and plan to relocate shelters to fit in the new spacing.
- Layzer:** I don't think that the staggered tree line will cause any passive activity problems.
- Swift:** Bill Talley, landscape architect for the University of Washington, could give you more information about the tree movability issues.
- Action:** **The Commission recommends approval of moving the street lights out to the new curb as well as any movable trees. Trees that are too large to survive being moved can be replaced with new trees at the curb location when they**

die.

0205988.1B Project: **Madison Marquette (Pine St. and 6th Ave.)**
 Phase: Street-Use Permit Subcommittee (Swift, Sundberg, & Wagoner)
 Presenters: Ron Goldy, Bush Roed & Hitchings Inc.
 Shane Dewald, Seattle Transportation
 Time: .5 hr. (Hourly)

The developer will leave the street trees and lights where they are, except for one street tree that will be replaced. The new sidewalk, between the building and the tree line, will have a pattern similar to the standard two foot by two foot scoring pattern in a manner that aligns with the building entrance. The developer would like to leave the existing handicap ramp in the sidewalk. It is steeper than the standard ramp by about nine percent. If a new ramp is required, the lower pitch would result in a much longer ramp.

Discussion:

- Swift:** How do the bulb ramps differ from the standard.
Dewald: They are three feet long, which is six inches less than the standard.
Swift: Are street trees around the site zelkova trees?
Dewald: Yes.
Swift: The Woodland Park Zoo may have some zelkova trees that may need relocating.
Dewald: There are also some on Royal Brougham that may be removed in with the stadium projects.
Swift: It sounds like there may be an availability of trees around that are scaled like the existing trees.
Dewald: The contractor should be made aware that the street trees, other than the single tree mentioned, are not to be removed.
Wagoner: The existing tree grate from the removed tree will be reused with the new tree, correct?
Goldy: Yes.
Action: **The Commission recommends approval of the project and appreciates the presentation. The Commission suggests that the developer follow up with Seattle Transportation and coordinate the street tree replacement with tree removal elsewhere to ensure a similar scaled tree.**

020598.2 Project: **Genesee Playground**
 Phase: Schematics
 Presenters: Robin Kordik, Department of Parks and Recreation
 Eric Gold, Department of Parks and Recreation
 Time: 1 hr. (0.3%)

The Genesee Playground is a support facility for the families of people using the adjacent sports fields. The project is an in-kind replacement of a play structure with safety improvements. The swing area needs to be enlarged for safety reasons and the existing wood play structure will be demolished and replaced with a similar steel structure. The sand within the play area will also be replaced with a wood fiber product. The public's response to this project has been minimal and the budget is \$85,000.

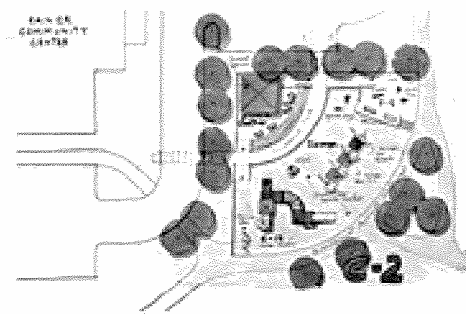
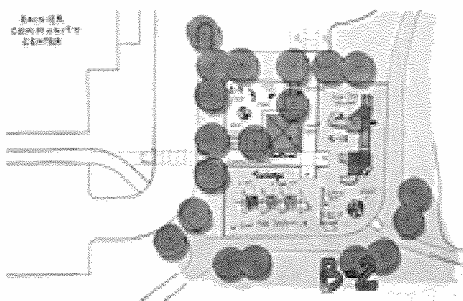
Discussion:

- Batra:** Why the lack of public response?

- Kordik:** I'm not sure. We were surprised, since the same amount of mailings and advertising was used as on other projects.
- Darwish:** Are parts of the play structure replaceable in case of damage or future expansion?
- Gold:** They are totally modular systems. Given the existing site limitations, future expansion of the play structure is unlikely. The structures are primarily steel with an electrostatically applied vinyl finish and are very durable. They are very few plastic pieces in the system.
- Darwish:** Are you replacing the swings?
- Gold:** Yes. They will be new ten foot high swings, three bays with two swings in each bay. They are also designed to include three seat types for various ages.
- Batra:** Are there any benches for adults watching children play?
- Gold:** There are two existing benches that will probably be renovated or replaced.
- Swift:** I agree that bench seating for adults is important around the site. Have you looked at the five year old population and how they might use the play area?
- Gold:** We have tried to design for multiple age populations through a progression from a two to five year old area at one end to a five year and older area at the other end.
- Swift:** I appreciate your attention to the many age groups and your zoning of spaces.
- Action:** **The Commission recommends approval of the project as presented and commends the Parks Department on a quality design.**

020598.3 Project: **Rainier Community Center Playground**
 Phase: Schematics
 Presenters: Robin Kordik, Department of Parks and Recreation
 Eric Gold, Department of Parks and Recreation
 Time: 1 hr. (0.3%)

Most play areas fall into one of three categories depending on the demographic of users; local, neighborhood, or destination. The Rainier playground is viewed as a destination play area because of its adjacency with the Community Center gymnasium. The budget for this project is \$370,000. There is a stone art piece in the center of the selected site. The artist has agreed to relocate the stone if not incorporated, however, the stone may become more prominent if utilized within the playground composition. The program calls for four different types of space; a 2-5 year-old play area, a 5-12 year-old play area, a swing area, and a gathering space for adults. The gathering space will be about 20 feet square and probably covered. Out of four layouts, two preferred options were selected. Two different schemes were then developed for each of the two options.



Discussion:

- Foley:** Is the relationship of the play area with the Community Center an important part of

the development?

Gold: Definitely, the playground is very tied to the Community Center.

Kordik: The play area is located outside of the gymnasium in the corner of the Community Center.

Darwish: I notice stairs in the 2-5 year old section. Is that area ADA accessible?

Gold: Yes. The stairs are necessary with the grade change. It is a sandbox area, and we assume it will be supervised and that parents will assist their small children.

Foley: I like the elevated version of the 2-5 year old area. Small kids like to watch older kids. Was the separation of the two age groups with the swings a conscious decision?

Layzer: Sometimes 2-5 year olds want to try larger play equipment. They may not always be aware of the swing safety.

Swift: The C-2 version develops a design that reinforces the building and the site. Locating the gathering space near the access drive will function best in terms of pedestrian access. It also functions as a good transitional item between the geometry of the community center and the curves of the play area. The 2-5 year old area can easily be worked into the site contour.

Darwish: I like the swings in the center. I think that the two age groups probably need some separation.

Gold: We did that intentionally. The toddler swings are near the 2-5 year old play area, implying that supervision will occur at that end of the swing set, since the toddler swings require someone to push the child.

Foley: Does the Community Center building dictate any design decisions?

Gold: The B-1 version is a response to the building with very modulated spaces.

Swift: I think that the Community Center is a nice building, but the formal correlation is in the simplicity of 3-D relationships. Simplicity is the key.

Kordik: We plan to come back early on in the Design Development phase.

Foley: Will the art piece be incorporated in the design?

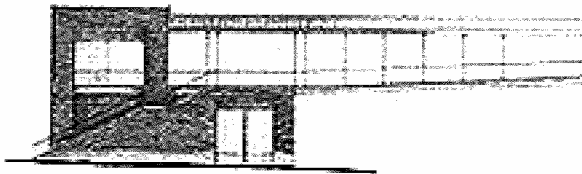
Gold: We see it incorporated into the gathering space, but are unsure how at this point. After the schematic design is completed for the preferred version, we will send a copy of it to the artist for suggestions.

Kordik: The Arts Commission is also part of our review process.

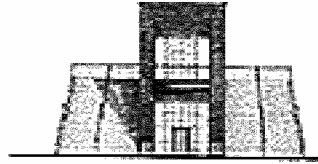
Action: **The Commission recommends approval of the schematic design and commends the thoughtful consideration of site influences on the solution. The Commission prefers version C-2 at this stage of development.**

020598.4 Project: **Weller Street Bridge**
 Phase: Design Development
 Presenters: Rich Murakami, Arai/Jackson Architects and Planners
 Bruce Ellison, Arai/Jackson Architects and Planners
 Joe Beck, King County DOT
 Carol Valenta, King County Public Art
 Valerie Otani, artist
 Nanda D'Agostino, artist
 Steve Pearce, Strategic Planning Office
 Time: 1 hr. (hourly)

Changes have been made to the project since the December 18th presentation. These changes include incorporating the stairs into the base of the elevator tower, with the bridge resting on this base, the elevator, conceptually rises out of the base to capture the roof of the bridge within a three-sided parapet, and the stair railing connects the bridge with the base visually.

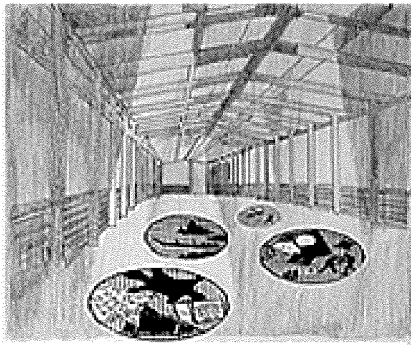


South Elevation



West Elevation

The art component has been developed in terms of two conceptual ideas; "Festivals of Light" and "Compliments of cultures". The lighting has been developed with focused pools of light rhythmically spaced across the bridge as well as overall lighting for the entire bridge. The pathway of light pools project shadows, similar to Japanese paper cuts traditions, of various cultural icons. The images may show the history of cultural trade between the Puget Sound region and the Pacific Rim countries. Grillwork is another part of the art program. Simplified versions of the shadow castings may be incorporated into the gates and fencing, creating addition shadow effects on sunny days.



Discussion:

- Darwish:** What would a person see from outside of the bridge at night?
- Murakami:** The bridge would have a significant night presence and one would see a rhythm of light pools across the bridge.
- Batra:** Given the stair width, is a central railing required?
- Murakami:** Yes. We would like to add more landings but are trapped between two property lines and don't have the necessary distance.
- Swift:** Many landings can be equally annoying. I like having the greater number of steps

- at the base.
- Sundberg:** I like the symmetry of the design. Is there any imagery that predicts the future? Looking towards the future may be interesting.
- Walls:** Will art be used on the stair entrances to the bridge?
- Ellison:** They are sliding gates that will create a double layered screening when opened behind the fencing.
- Foley:** The elevator tower mass is emphasized by not having a masonry bridge structure.
- Sundberg:** What happens to the bridge roof within the tower mass?
- Murakami:** The overhangs are removed as the roof goes behind the U-shaped elevator parapet wall.
- Darwish:** Will there be art on the bridge support columns?
- D'Agostino:** No. We are trying to narrow the arts focus for budget reasons and are concentrating on a few areas to develop well.
- Murakami:** The bridge supports have also changed from concrete to steel, which has a shorter construction time.
- Layzer:** The artistic gateways give the bridge a strong Fourth Avenue presence without being imposing. Mixing the neighborhood images is strong, but the area is also a newly emerging place. It is a major transportation hub historically and in the future. This could also be reflected in the art program. What about the signage/wayfinding elements necessary in such a complex environment?
- Murakami:** Signage has been discussed.
- Layzer:** It should be easily integrated within the infrastructure. What about the roof drainage on the bridge?
- Murakami:** All water drains to the west end and is taken through down spouts under ground.
- Batra:** Is there opportunity for private participation in this project?
- Beck:** Funding for the bridge construction is already in place. However, we are looking for partners to help with future maintenance and security issues. International District residents have suggested that they could take on some ownership of the bridge in terms of upkeep, etc. Having vendors on the bridge during non-peak hours may also add to the security. These are some suggestions we are discussing at the moment.
- Pearce:** It is likely that maintenance of the bridge will be shared. We are looking for First & Goal to contribute since the bridge fits into their broader partnership efforts in the area.
- Wagoner:** In a workshop, the community had a desire for a real Fourth Avenue presence carried across Fourth Avenue to the east side.
- Foley:** That could be integrated with wayfinding elements.
- Murakami:** The International District community is interested in a tie across the street.
- Swift:** I am excited about the early artist integration. The focus is remarkable. I also like the idea of past and future elements in the art program. The way that the bridge connects with the elevator tower needs more development. Overall, I think the project is moving in the right direction but is not quite there yet.
- Sundberg:** The stairs appear to be what the bridge is landing on. I am not totally convinced about the roof sliding into the tower as apposed to butting against it. The west elevation is nice, but the east elevation seems a little chunky.
- Swift:** I agree that you should look at the intersection of the roof and the tower, and at the way the bridge lands on the stairs.
- Action:** **The Commission recommends approval of the project as presented in design development. The Commission strongly supports the active involvement of the artists. The Commission recommends more study and further**

development of the bridge/tower connection.

020598.5 Project: **Marion Street Bridge**
 Phase: Pre-Design
 Presenters: Kathy Rossi, King County Metro
 Eric Beckman, King County Design & Construction
 Carol Valenta, King County Public Art
 Time: .5 hr. (hourly)

This project was the result of King County's involvement in the South Downtown Master Plan development efforts. The Marion Street bridge connects the Coleman Dock ferry terminal with Western Avenue. By the year 2000 there is a large projected increase in the volume of pedestrian use on the bridge. There are a couple of areas of the bridge that need replaced for structural reasons. The tunnel section is also difficult to maintain, and secure. ADA access is also in important issue. The project has a 1% for art component that results in approximately \$20,000 for art. A design study is underway that will identify element cost, which can then be prioritized within the \$1.1 million budget.

Discussion:

- Sundberg:** I'm glad you have expanded the scope to include the grade level, structural issues, and weather protection issues.
- Wagoner:** Personally, as a ferry commuter, the weather protection issues aren't that important. The covered areas have more questionable activity than the uncovered areas. Adding more weather protection would only increase the amount of that activity.
- Rossi:** Those are tough issues. The government wants the weather protection.
- Swift:** Not every problem will be solvable. I suggest you find the problems that can be solved, and deal with those, knowing that some issues will be unresolved.
- Foley:** I like the varied, happenstance quality of the bridge, tunnel, and the side of the building. Given the amount of funds, I seems that not much will change.
- Rossi:** Your probably right.
- Batra:** Are you planning to widen the bridge?
- Rossi:** We are interested, but are waiting for the design study results. We are also interested in ferry information monitors at the east end of the bridge.
- Swift:** Have you done any cost studies, given the limited funds.
- Rossi:** The design study will really give us an idea of the cost of each element.
- Layzer:** You could also look at phased implementation.
- Wagoner:** If the signage monitor idea is pursued, then funding needs to be allocated for continuous maintenance. The existing monitors in the ferry terminal are notoriously inaccurate or out of order.
- Rossi:** That is good to know. We will keep that in mind.
- Foley:** Is it really helpful to have that information at the east end of the bridge?
- Wagoner:** Simple signage would probably be sufficient. Most commuters tend to go to the ferry terminal anyway.
- Batra:** Is the funding there for structural improvements?
- Rossi:** We are looking at only minimal structural improvements.
- Swift:** I can see how it would be annoying to be bombarded with daily begging as you make your way from the ferry terminal.
- Sundberg:** It gets worse at night when there are less people around.
- Darwish:** I am sure the smell is also a factor.
- Batra:** That is the result of the City's policy of providing minimal public restrooms.

Action: The Commission appreciates the briefing.

020598.6 Project: **Commission Business**

Action Items

A. MINUTES OF JANUARY 15TH MEETING: Approved as amended.

Discussion Items

- D. NORDSTROM SIDEWALK - COLOR REVISIONS: Nordstrom desires to lighten the black tone of the concrete to match the 5th Ave. LID pavement.
- E. KING STREET AREA IMPROVEMENTS-CONSULTANT SELECTION: Follow-up by Layzer and Foley. A workshop was planned for February 6th.
- F. DESIGN REVIEW EXHIBIT OPENING: A ceremony will be held on February 12th, at DCLU..
- G. GROWING VINE STREET: A brown bag is planned for February 12th.
- H. MUNICIPAL CENTER MASTER PLAN: Hansmire reported. Gordon Walker has been selected to work with the Joint Working Group and to develop some visual ideas for the appearance of the Municipal Center. The City is discussing the option of selling Key Tower while the market is strong.
- I. SAAM BANNER PROJECT: The Commission will have no involvement in the project and will support a Landmarks Board decision.
- J. RTA: Currently involved in urban planning around the station areas.

020598.7 Project: **Villa Apartments**

Phase: Design Development

Presenters: Cindy Erickson, Department of Housing and Human Services
Ron Hopper, Stickney Murphy Romine
Barbara Schneider, CHHIP

Time: .5 hr. (hourly)

The Villa Apartments project is an affordable housing addition to the existing three story "Villa Apartments". The project is funded in part by DHHS and is located at the corner of Pike Street and Boren Avenue. The site is zoned as NC3-85 and is subject to the Design Review process. It is currently at the end of the Design Development phase and is in the Master Use Permit process.

The project has two major parts; the restoration of the existing Villa, and the construction of an additional wing. The Community has asked that the existing building be saved. The Villa building is not historically significant but will be treated as a historic structure. The retail facade along Pike Street will be replaced, retaining the original cast-iron columns. The brick will be cleaned and seismic upgrades will be concealed. The existing 57 substandard apartments will be renovated to create 30 new apartments in the old Villa.

The new wing will consist of a parking garage at grade, covered by a plaza level, and five levels of apartments. There will be 30 new apartment units in the addition and a two-story retail space where the Apple Theater is currently located.



View of existing villa from Boren Avenue



Pike Street facade

The landscaping is primarily on the plaza with planters and a trellis element. Some additional planting will occur at grade level. The landscaping is intended to accentuate the adjacent park, rather than to compete with it. The applicant is in the process of working with a park advocacy group to mutually design the park edge.

Discussion:

- Layzer:** How have you addressed the Design Guidelines?
- Hopper:** We have screened in the parking, added windows facing the alley and the street, maintained the center entrance of the existing building, and have enhanced the alley. Pulling the dumpsters off of the alley also clears a popular police route.
- Foley:** I appreciate your sensitivity to the villa and its preservation. I am not concerned with the new wing completing architecturally with the villa. I wouldn't rule out the use of brick on the new wing unless its a issue of money.
- Batra:** Is the parking enclosed and protected?
- Hopper:** Yes it is.
- Batra:** Is the Commercial also low-income?
- Schneider:** The retail rates will be set below the market rate but will be higher than the current rents. Many tenants are interested in coming back.
- Foley:** The project has a wonderful mix of uses.
- Darwish:** Will you be opening the existing store fronts.
- Hopper:** Yes. It will add transparency and scale to the street facade.
- Schneider:** We are also wrapping the facade treatment around the corner into the alley.
- Darwish:** What about exterior lighting on the facade?
- Hopper:** We are still working on safety and security issues and haven't determined fixtures yet.
- Layzer:** Will the cornice line of the villa wrap around the back?
- Hopper:** We will wrap the cornice line around the back over the two story retail space if the budget allows. We would also like to add windows on the Boren Avenue facade but need to discuss that with a structural engineer.
- Swift:** Why is the courtyard this configuration?
- Hopper:** It is essentially the parking garage lid. It is as close to grade as possible. For shadow reasons we have placed the high-rise portion on the east side and the low commercial space on the west side. Most of the courtyard will be in the sun after 10:00 AM.
- Swift:** Is there unit access via the courtyard?
- Hopper:** Yes, six first floor units will be accessed off of the courtyard. It will also provide open space, access to the laundry room, and create a community plaza.
- Swift:** What will be in the planters and how deep are they?

- Hopper:** They will be approximately 12 to 18 inches deep. They are not intended to support trees or large plants. The adjacent park should have large trees. We don't wish to compete with its landscaping. We hope to compliment the park with our landscaping.
- Swift:** I urge you to give consideration to a complete design, including planting, that will greatly enhance the courtyard space.
- Action:** **The Commission recommends approval of the project as presented in design development. The Commission appreciates the preservation and enhancement of the existing building. The Commission recommends further exploration of landscaping options with an equivalent level of design attention, as well as the development of lighting on the facade.**

020598.8 Project: **Compass Center Women's Program**
 Phase: Design Development
 Presenters: Cindy Erickson, Department of Housing and Human Services
 LaVae Aldrich, Aldrich Architects
 Time: .75 hr. (hourly)

The Compass Center is a low-income transitional housing project for women. The Center is currently sharing a facility with men in Pioneer Square. The project is located in the Cascade neighborhood at Minor and Thomas Avenues. The site is adjacent to a women's housing co-op and is currently a parking lot and an old house. The program calls for 32 bedrooms for single women, with shared kitchens and bathrooms, and 2 family units, one two bedroom and one three bedroom.. The primary design goals are to create a safe and secure environment, decent housing, and a residential presence in the neighborhood, rather than that of an institutional facility. Upper levels of the building have view opportunities. The plan is a U-shape around a central courtyard, with the family units on the first floor opening onto the court. Exterior materials include hardy-board, tile, and metal roofing.

Discussion:

- Darwish:** Is the courtyard fenced? Will it have seating or a play area?
- Aldrich:** Yes. We will fence our lot and add gates between the it and the adjacent site. It wall also have some furniture, probably some grass, and a tree.
- Batra:** What kind of women will use the facility?
- Aldrich:** The facility will be used by women as they find other means through which they can get permanent housing. They are typically women that other shelters don't take.
- Batra:** Will there be any men allowed in the facility?
- Aldrich:** Only in the family units on the first floor. They will house families with mothers and fathers.
- Foley:** The facade pattern and colors are intriguing. The public may react to it. I wonder if there is a way for the residents to have input on the facade treatment.
- Aldrich:** We can talk to them about it. We have met with the residents about other issues. There are also some other playful structures in the area.
- Darwish:** What about lighting on the facade?
- Aldrich:** There will be wall sconces. The entry at the corner will be well lit. There is also a safety vestibule, which residents will have keys to, that will get them off the street as staff let them in.
- Layzer:** Will the blank walls in the back be visible to other lots.
- Aldrich:** Some could be seen. We have added modulation, but can't have windows because

it is a fire wall.

Swift: This is in a great location next to the P-Patch. There may be some opportunities for community involvement by the women. The exuberant facade may work well in this area.

Foley: Where is the storm water retention?

Aldrich: It will be under the parking.

Action: **The Commission appreciates the presentation and recommends approval of the project as presented in design development.**

020598.9 Project: **Dorothy Day**
 Phase: Design Development
 Presenters: Cindy Erickson, Department of Housing and Human Services
 Kim Lokan, Tonkin Hoyne Lokan Architecture
 Attendees: Tejal Mehta, Tonkin Hoyne Lokan Architecture
 Philippa Nye, Catholic Community Services
 Time: .5 hr. (hourly)

The Dorothy Day is a residence for homeless women from the Noel House. It is a long-term residence for elderly women and those suffering from mental or health problems. This project is an addition to the Douglas Hotel that will double the number of units. There will be ground floor retail on the Bell Street side for a small resident-operated business as part of a job-training program. The existing building and the addition will be independent on the exterior, while integrated functionally on the interior.



Discussion:

Darwish: Is there a roof deck?

Lokan: Yes, there is a wood deck on the roof of about 10 feet by 15 feet. It is a small space, room for some plants, or pots.

Layzer: Is the adjacent lot used for parking, and is there any ROW?

Lokan: Yes it is a parking lot but there is no ROW. We are not allowed to put anything on the wall adjacent to the parking lot.

Swift: I like the warmer tones on the facade. In the event of budget constraints, could you leave the tile on the existing building.

Lokan: Probably not. We will need to replace the cast iron front for structural reasons.

Foley: I think that the new facade is nice and respects the existing building. The termination of the arched awning over the entry doors seems unresolved and problematic.

Layzer: Could the two entrances be reduced to one?

Lokan: We had a single entry in the center, but the restaurant tenant requires two exits.

Darwish: I appreciate the detail of the presentation.

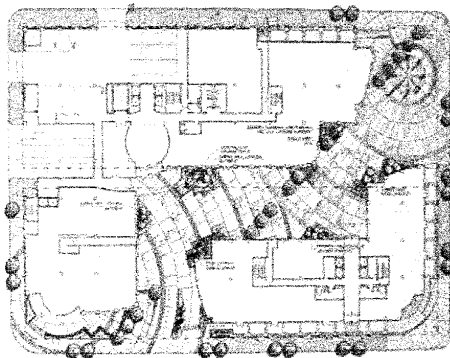
Foley: It was a well presented project.

Swift: Have you looked into the First Avenue arts project?

- Lokan:** We have talked with Buster Simpson about it.
- Layzer:** What is the height limit?
- Lokan:** The height limit is 85 feet. We have achieved the target number of units and plan to sell the development rights to the remaining allowable height.
- Foley:** Would the structural system allow for a higher structure?
- Lokan:** Just one more floor.
- Action:** **The Commission appreciates the presentation and recommends approval of the project as presented in design development.**

020598.9 Project: **KOMO Alley Vacation**
 Phase: Design Development
 Presenters: Tom Berger, The Berger Partnership
 Mike Galbraith, Mueller Lance & Associates Architects
 David Grein, Fisher Properties
 Time: 1 hr. (hourly)

In response to the Commission's request at the January 18th meeting, the design team has met with security consultants and the Seattle Police Department to discuss relevant safety issues concerning the project. As a result of these meetings, 15 surveillance cameras have been added to the plaza area as well as additional down lighting. The 24 hour use of the building also adds security to the space. Street furniture will be limited initially, so that its uses can be determined and appropriate furniture can be added. The plaza retail tenants may supply their own movable furniture. Bollards have been added along the curb line at curb cuts to restrict vehicular access to the plaza. They will be signature bollards, three and a half feet high and about 10 feet on center. The public benefits included in this project are a plaza space that is 50 to 60 feet wide. The 5700 square foot public, dead-end alley gave way to a 30,000 square foot public plaza. KOMO plans to use the space to broadcast events, allowing the public direct access to media activities. The alley vacation has already been approved by City Council, but the design team was asked to make another presentation to the Design Commission. The project will require Commission approval for a street-use permit.



Plan of building and plaza

Discussion:

- Darwish:** Will there be art in the plaza to encourage the public to use the space?
- Berger:** The water feature at the corner of Fifth and Denny is the primary focus. There aren't any specified locations for additional pieces, however they can easily be accommodated.

- Layzer:** What has changed; lighting, cameras, bollards?
- Berger:** Yes, we have also added some planting changes that better define rooms within the courtyard. We have also exposed more facade and developed more open spaces at Fourth and John.
- Layzer:** I am concerned with the picket fence character of the bollards. Fences keep people out, not in. The dramatic paving pattern seems to have taken over the sidewalk rather than drawing the sidewalk into the plaza.
- Berger:** The picket fence analogy is only applicable from the street. Drivers see it as a barrier with pedestrian traffic inside of it. The 36 inch high bollards, eight to ten inches in diameter, create an edge not a wall.
- Swift:** I agree with Jon about the use of bollards to describe the edge of the sidewalk and also the extension of the paving pattern to the curb. They are statements of private ownership, not public. The northwest corner space outside the restaurant serves a private party, not the public.
- Berger:** That space is for the restaurant and is on private property. It is not in the public realm. The building has been held back to allow for a line of sight through the plaza.
- Swift:** Is this the same drawing we saw at the last presentation?
- Berger:** No. We have reconfigured the northwest corner, reconfigured the plantings in the plaza. There is also a small change to the southwest corner paving. The building has not changed. In March we were asked to evaluate security issues. The concrete paving is similar to the Seattle standard.
- Swift:** In regards to the March action, I think you have dealt with the security issues. Street icons in the plaza that would identify it as a public space still seem to be missing.
- Berger:** What are street icons, and would Fifth Avenue paving or lighting, fulfill that?
- Swift:** The paving pattern may be considered an icon.
- Berger:** I don't think that making the plaza look like the street will make it look more public.
- Swift:** I have to disagree with you on that. This reads like a private space. I think that there are ways to bring the public character into the space. I walked around the site this morning and thought that the diagonal flow and the loss of the alley was logical.
- Berger:** I still think that a sidewalk pattern that differs from plaza makes the plaza look more like a private space. Westlake plaza is an example of a single paving pattern. If different sidewalk patterns are used, two zones are created.
- Swift:** Perhaps the sidewalk pattern could spill into the site.
- Batra:** It was my impression that the plaza space was to encourage lingering. Perhaps more sculpture would help.
- Berger:** The planters are sized to allow for seating and we encourage movable furniture by the retail tenants. I agree that seating opportunities in this space are important.
- Grein:** We have to remember that this site is in a rough neighborhood, not the University Village. We have to be sensitive to the neighborhood. The retail will help with security issues.
- Darwish:** What about benches at the street side rather than bollards?
- Berger:** Benches along the street edge would be less desirable than seating in the plaza. The vehicle access issues precipitated the bollards. They are only used where protection is needed from vehicles. We saw them as indicators of public pedestrian space. They could be spaced farther apart in necessary.
- Darwish:** Will the cameras be in operation 24 hours a day.

- Grein:** Yes. They will be motion sensitive and taped.
- Galbraith:** The City uses street trees to protect the sidewalks. Bollards are similar elements. The use of bollards was a suggestion made by the Design Commission, we took it as a positive one and pursued it.
- Swift:** Bollards were just one way of addressing the issue of curb cuts.
- Foley:** Will there be any times when the plaza is inaccessible?
- Grein:** We feel that we can keep it open and safe at all times. We have learned a lot from our meetings with the police and with security specialists. Good lighting will be the key to a safe environment.
- Layzer:** Since the presentation in March, we have sharpened some opinions about public benefit. You have chosen to disagree with the Commission on some comments. I can't say that you have moved in a direction that adequately addresses the perception of the space as public vs. private.
- Foley:** The public benefit seems to be the ability to cut through the lot from corner to corner. The problem has to do with accommodating vehicular access to the plaza. I still don't understand the importance of vehicular access in the space.
- Grein:** It gives us the ability to accommodate tenant moves that happen about once a year. It also allows for occasional access to KOMO broadcast vehicles.
- Berger:** I don't envision vehicles accessing the space very often. One of the questions from the Police Department was whether or not emergency vehicles could get into the plaza. We have no intention of making it appear as a street with vehicular access.
- Darwish:** How did you determine the diagonal tree pattern through the middle of the plaza?
- Berger:** They are in line with the trees on Fifth Avenue. With the exception of the paving pattern, we have met many of the Commission's recommendations.
- Foley:** I think that the space will have learned accessibility. The design could explain accessibility more clearly to establish a pattern of use.
- Grein:** We are willing to look at pulling in the sidewalk paving pattern.
- Wagoner:** It is often successful when the standard paving is continued through the space and then special paving is more like a carpet over it.
- Berger:** Do we agree that a unified paving is more desirable than a change at the property line?
- Layzer:** A hard edge is not desirable.
- Swift:** Treatment and use of materials is equally important to the material selection.
- Foley:** I appreciate your willingness to come back and present the progress to us.
- Grein:** I think I have a better understanding of what constitutes public benefit and we will continue to search for a design that emphasizes the public realm.
- Action:** **The Commission appreciates the development team's willingness to pursue a quality public space and to return with further development of a more inviting public realm. The Commission does not recommend approval of the project as presented and refers the design team to the two previous actions taken on March 20th, 1997 and December 4th, 1997.**

March 20th: **The Commission applauds the effort of the design team to aggressively pursue a project that is so sensitive to the community and recommends approval of the alley vacation request with the following comments:**

- continue to bring street icons through the pedestrian plaza,
- simplify the internal forms of the plaza so as to develop an understandable spatial form,

- indicate the public nature of the plaza through careful material selection and space programming,
 - pursue a design that provides safety at all hours.
- Furthermore, the Commission requests that the project return for review and comment at a later stage in the design process.

Minority Opinion: The granting of the alley vacation should be conditioned on the following:

- *provide a clear line of sight through the plaza,*
- *submit the design to the Seattle Police Department for review of degree of safety provided in the design,*
- *resolve the issue of conflicting use between loading vehicles and pedestrians.*

December 4th: The Commission recommends that the design team pursue the installation of bollards at the curb cuts next to the curb. The Commission requests an additional presentation responding to the defensible space issues previously raised in March of 1997.

Note: In review of the minutes at the February 19th meeting, the Commission continues to be concerned about the potential security problems that stem from the building design. Therefore, the Commission reiterates its desire for a clear line of sight from the fountain through the plaza to Broad Street, for the purpose of making it appear to be a public space and for improving public safety